



1 Glentoye Park, Newtownabbey, BT37 0RW

- Detached Bungalow
- Lounge
- Bathroom; En Suite Shower Room
- Gas Heating; PVC Double Glazing
- Gardens Front & Rear
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Store Room; Separate Utility Store
- Generous Sized Private Driveway
- Convenient, Well Sought After Location

Offers Over £224,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door. Access to store. Glass panelled to rear hall and kitchen. Gas fired central heating boiler.

#### LOUNGE 13'11" x 11'11"

Dual aspect windows. Open fire in tiled fireplace with matching hearth.

#### KITCHEN 9'10" x 9'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated double oven. Space for fridge freezer. Splashback tiling to walls.



### **STORE ROOM 11'8" x 5'0"**

PVC double glazed door to rear garden.

### **PRINCIPAL BEDROOM 13'11" x 11'0"**

### **ENSUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls.

### **BEDROOM 2 10'6" x 9'3"**

PVC double glazed, French doors, leading to rear garden.

### **BEDROOM 3 9'11" x 9'7"**

### **BATHROOM**

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Access to shelved hot press.

### **EXTERNAL**

Front garden, finished in lawn.

Generous sized, private driveway area, finished in stone.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

External power points.

Rear garden, finished mainly in lawn.

### **UTILITY STORE 10'10" x 5'6"**

Power, light and stainless steel sink. Plumbed for automatic washing machine.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, three bedroom, detached bungalow, situated within the conveniently positioned and well sought after Circular Road area of Jordanstown, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, three well proportioned bedrooms, to include principal en suite, separate family bathroom and store room.**

**Externally, the property enjoys generous sized private driveway area, utility/store, and gardens front and rear, finished mainly in lawn.**

**Other attributes include gas heating, PVC double glazing, and being within only a short walking distance from the amenities of Whiteabbey village.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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